

**SNAPSHOT of HOME Program Performance--As of 09/30/10**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): **Winston-Salem Consortium**

State: **NC**

PJ's Total HOME Allocation Received: **\$22,293,903**

PJ's Size Grouping\*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
			PJs in State:	18			
<b>Program Progress:</b>							
% of Funds Committed	98.21 %	94.44 %	3	95.51 %	83	79	
% of Funds Disbursed	87.03 %	87.72 %	12	87.58 %	37	40	
Leveraging Ratio for Rental Activities	5.65	6.6	0	4.86	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	94.63 %	87.21 %	9	82.17 %	57	49	
% of Completed CHDO Disbursements to All CHDO Reservations***	79.14 %	73.81 %	7	71.17 %	61	60	
<b>Low-Income Benefit:</b>							
% of 0-50% AMI Renters to All Renters	92.60 %	78.12 %	4	81.54 %	82	78	
% of 0-30% AMI Renters to All Renters***	54.10 %	38.71 %	6	45.68 %	67	66	
<b>Lease-Up:</b>							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	97.20 %	1	96.19 %	100	100	
<b>Overall Ranking:</b>			In State:	3 / 18	Nationally:	84	85
<b>HOME Cost Per Unit and Number of Completed Units:</b>							
Rental Unit	\$10,187	\$9,938		\$27,510	865 Units	46.60 %	
Homebuyer Unit	\$14,870	\$11,369		\$15,239	420 Units	22.60 %	
Homeowner-Rehab Unit	\$21,439	\$24,536		\$20,932	260 Units	14.00 %	
TBRA Unit	\$5,262	\$1,614		\$3,121	313 Units	16.80 %	

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

**Participating Jurisdiction (PJ):** Winston-Salem Consortium NC

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
<b>PJ:</b>	\$67,067	\$93,784	\$28,895
<b>State:*</b>	\$69,573	\$85,050	\$26,714
<b>National:**</b>	\$98,643	\$77,150	\$23,791

**CHDO Operating Expenses:**  
(% of allocation)

**PJ:** 0.7 %  
**National Avg:** 1.2 %

**R.S. Means Cost Index:** 0.85

	Rental %	Homebuyer %	Homeowner %	TBRA %
<b>RACE:</b>				
White:	14.0	14.5	45.4	15.4
Black/African American:	84.7	74.5	51.2	84.6
Asian:	0.0	0.2	0.0	0.0
American Indian/Alaska Native:	0.6	0.2	0.4	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.4	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.2	0.5	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

### ETHNICITY:

Hispanic	0.5	10.0	2.7	0.0
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### HOUSEHOLD SIZE:

1 Person:	41.0	13.1	50.0	23.1
2 Persons:	21.6	21.9	24.6	46.2
3 Persons:	20.8	34.8	10.8	7.7
4 Persons:	10.8	16.9	8.5	23.1
5 Persons:	3.8	7.9	3.8	0.0
6 Persons:	1.2	3.3	1.5	0.0
7 Persons:	0.1	1.4	0.8	0.0
8 or more Persons:	0.7	0.7	0.0	0.0

### HOUSEHOLD TYPE:

Single/Non-Elderly:	36.9	14.3	19.2	23.1
Elderly:	26.0	2.4	50.4	0.0
Related/Single Parent:	33.4	68.3	11.9	76.9
Related/Two Parent:	1.4	11.2	12.7	0.0
Other:	2.3	3.3	5.8	0.0

### SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	43.4	0.0 <sup>#</sup>
HOME TBRA:	0.3	
Other:	15.7	
No Assistance:	40.6	

**# of Section 504 Compliant Units / Completed Units Since 2001** 26

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —  
**SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Winston-Salem Consortium

State: NC

Group Rank: 84  
 (Percentile)

State Rank: 3 / 18 PJs

Overall Rank: 85  
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.95%	<b>94.63</b>	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 54.12%	<b>79.14</b>	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	<b>92.6</b>	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.11%	<b>100</b>	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.750	<b>2.2</b>	

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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